

EXP. 11/1/81

United States Department of the Interior
National Park Service

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Hargadine-McKittrick Dry Goods Building

and/or common Lammert Furniture Co. Building

2. Location

street & number 911 Washington Avenue

not for publication

city, town St. Louis

vicinity of

~~Congressional district~~

state Missouri

code 29

county St. Louis City

code 510

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: vacant

4. Owner of Property

name Washington Land Corporation

street & number 409 DeBaliviere Boulevard

city, town St. Louis

vicinity of

state Missouri 63112

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Louis City Hall

street & number Market Street & Tucker Boulevard

city, town St. Louis

state Missouri 63103

6. Representation in Existing Surveys

Architectural Survey of the
title Central Business District

has this property been determined eligible? ☐ yes ☒ no

date October, 1975; Revised April, 1977

☐ federal ☐ state ☐ county ☒ local

depository for survey records Landmarks Association of St. Louis, Inc.

city, town St. Louis

state Missouri 63101

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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Lammert Furniture Co. Building
CONTINUATION SHEET St. Louis, MO ITEM NUMBER 6 PAGE 1

2. Landmark of the City of St. Louis Local
November, 1979
Heritage and Urban Design Commission
Room 416 St. Louis City Hall
St. Louis, Missouri 63103
3. Missouri State Historical Survey State
1981
Historic Preservation Program
Missouri Department of Natural Resources
P. O. Box 176
Jefferson City, Missouri 65102

Continuation of Item #10, Verbal Boundary Description

along the north side of Washington Avenue; thence turning north, continue 225 feet to the south side of Lucas Street; thence turning west, continue 109 feet along said side of Lucas; thence turning south, continue 225 feet to point of origin.

Continuation of Item #11, Form Prepared By

James M. Denny, Section Chief, Nominations-Survey
and State Contact Person
Department of Natural Resources
Historic Preservation Program
P.O. Box 176
Jefferson City

January 22, 1982

314/751-4096

Missouri 65102

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved

date _____

Describe the present and original (if known) physical appearance

Featuring monumental figural sculpture, 911 Washington (formerly Lammert Furniture Co.) is perhaps St. Louis' most distinguished Renaissance Revival commercial building. (Photos #1, 2 & 3) The building was completed in 1898 for Commerce Realty Co. and lessee Hargadine-McKittrick Dry Goods from plans by the St. Louis firm of Eames & Young. It is mill construction with cast iron columns on the first three stories; twenty-six inch masonry walls are employed on the first story, decreasing to thirteen inches at the eighth story. Measuring 109 feet wide and 225 feet deep, the building fills the lot which extends from Washington Avenue north to Lucas Street. Both the Washington Avenue and Lucas Street elevations are articulated with Renaissance motifs. However, the principal facade on Washington Avenue is more richly developed with granite facing and finely carved stone ornament. The Lucas Street elevation is faced with gray brick trimmed with terra cotta and stone ornament. (Photo #3)

The only significant alteration to the exterior of the building occurred in 1923-24 when new lessee, Lammert Furniture Company, commissioned architects Klipstein & Rathman to design a new storefront to accommodate the retail use of the building. This entailed the application of metal sheathing with Adamesque detailing above the street level display windows. (Photo #1) (Although the metal work is of a high quality and in good condition, its installation unfortunately masks the original proportions of the facade.) A comparison of the present facade with an elevation dated October 5, 1897, from the office of Eames & Young (Photo #4), or historical photographs such as Photograph #5, reveals the strengths of the original composition. The 1898 facade more successfully handled the square dimensions of the facade (109 feet by 109 feet) by creating a strong central vertical accent achieved by paired colossal pilasters which rested on a solid base of rusticated piers now covered by the metal sheathing. The 1898 arched central doorway which once rose two stories has been lowered, also diminishing the original vertical emphasis.

Nonetheless, the original tripartite division of the facade by prominent stone stringcourses into a two story base, four story shaft and two story capital has been maintained. Fortunately, too, the fine stone cornice (Photo #2) has not been removed or damaged as is the case with many other buildings of similar vintage. (Only the eagle cresting has been lost.) The Lucas Street facade (Photo #3) appears to be unaltered with the exception of replacement glass and Lammert's additions of an awning over the loading dock and a small Georgian doorway. Several original skylights survive on the eighth floor.

There is no documentation or physical evidence of any nineteenth century architectural ornament on the interior. Since the building was first leased for many years to a wholesale dry goods firm, it is probable that the upper stories looked much as they survive today with rows of exposed cast iron columns and wooden posts supporting tongue and groove decking. One notable alteration made by Lammert's in 1923 was the installation between the first floor and basement of a staircase with a filigree wrought iron balustrade and marble treads.

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Lammert Furniture Co. Building
CONTINUATION SHEET St. Louis, MO **ITEM NUMBER** 7 **PAGE** 1

William S. Eames, FAIA (1857-1915) and Thomas C. Young, FAIA (1858-1934) both received their first architectural training at Washington University in St. Louis. Eames later studied in Paris and Rome and Young attended l'École des Beaux Arts and the University of Heidelberg before working for the Boston offices of Ware and van Brunt and E. M. Wheelwright. Their partnership was formed in St. Louis in 1886 and the firm soon ranked among the city's leading designers of houses and commercial buildings. Commissions later were awarded for buildings throughout the country. Eames was a founder of the St. Louis Chapter of the American Institute of Architects and succeeded Charles McKim as the national president in 1904.

Ernest C. Klipstein (1866-1931) and Walter L. Rathman (1880-1954) were natives of St. Louis. Klipstein graduated from Massachusetts Institute of Technology and later studied in Munich and at l'Atelier Godrey Freynet, Paris. Rathman was educated at the School of Architecture, University of Pennsylvania. Klipstein was President of the American Institute of Architects from 1912 through 1913 and both men became Fellows of the American Institute of Architects. Much of the firm's work involved commissions for the Busch family in St. Louis--the Baernhof at Grant's Farm, the Bevo Plant in 1915 and two years later, the famous South St. Louis restaurant, Bevo Mill. An extensive collection of the firm's work recently has been acquired, but not yet catalogued, by Landmarks Association of St. Louis, Inc.

3. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

The Lammert Furniture Company Building at 911 Washington Avenue is significant as an unusually fine example of Renaissance Revival commercial architecture featuring carved stone figural sculpture. It was designed by St. Louis architects William S. Eames and Thomas C. Young and completed in 1898. The building was one of the earliest investment triumphs of realtor Festus J. Wade, later founder of Missouri's largest financial institution--the Mercantile Trust Company. Two of St. Louis' important pioneer wholesale and retail firms were long-term lessees: Hargadine-McKittrick Dry Goods from 1898 to 1915 and Lammert Furniture Company from 1924 through 1981.

In 1888 St. Louis University abandoned its downtown campus on the north side of Washington Avenue between Ninth and Eleventh Streets to relocate several miles west of the encroaching business district. The Jesuit college's move released valuable land for commercial expansion westward on Washington Avenue, the hub of the city's wholesale business district. By 1893, two new Renaissance Revival commercial buildings occupied the old campus site: The Mallinckrodt Building, designed by Shepley, Rutan & Coolidge at 905 Washington, and the Martin Building (demolished) designed by George R. Mann at 923 Washington. Further development of the tract, however, was brought to an abrupt halt when a severe economic depression swept across the nation in 1893. The remainder of the property lay dormant until September, 1897, when Festus J. Wade purchased a lot in the 900 block of Washington Avenue for \$214,000.

Appearing in the closing year of the depression, the sale was discussed in unusual detail by St. Louis newspapers and heralded as an important sign of recovery and revitalization in the city's depressed business and building communities:

Considering the fact that the ground is vacant, there is now no income, and it requires an investment of more than half a million dollars to erect a building thereon suitable for the locality, it is clearly evident that the wave of prosperity which is now sweeping over the country has finally entered the real estate field.¹

Negotiations for the transfer of the 109 by 225 foot lot had been pending for almost three months while realtor Festus Wade persuaded a local syndicate to underwrite the purchase of the land and the erection of a "modern wholesale building". Immediately following the closing of the sale September 4, 1897, it was announced that Wade had already contracted a ten year lease with Hargadine-McKittrick Dry Goods Company to occupy the entire building upon completion, and St. Louis architects William S. Eames and Thomas C. Young had been directed to prepare plans for the new building. With construction crews working night and day, the building was scheduled to open May 1, 1898. Sparing "neither, time, money nor expense" the building would be "one of the handsomest and most substantial establishments ever erected in the city of St. Louis."²

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Lammert Furniture Co. Building
CONTINUATION SHEET St. Louis, MO ITEM NUMBER 8 PAGE 1

The man responsible for this pivotal undertaking (thirty-seven year old Festus Wade) at the time had less than a decade of experience in the realty business. Born in Limerick, Ireland, Wade moved to St. Louis with his family while an infant. At the age of eleven he left school to earn a living and begin his amazing climb into the loftiest reaches of St. Louis' social and financial circles. After several years of employment in a variety of jobs and study at night in a local business college, Wade formed a partnership with Lorenzo E. Anderson in 1888 and organized the Anderson-Wade Realty Company. His energetic and innovative leadership in the realty company soon brought the firm substantial success and a trusted position in the business community. Over the years Wade incorporated several subsidiary realty firms as instruments for his promotion and construction of numerous commercial buildings in the city.³ The earliest of these subsidiary firms, Commerce-Realty, was incorporated in 1897 with Wade as President to receive title to the lot at 911 Washington Avenue. (The company subsequently held the lease on the new building constructed on the lot until 1962 when Commerce Realty was liquidated.)

Wade's towering position in the financial world was established in large part through the success of the Mercantile Trust Company, founded by him in 1899. Under Wade's direction the trust company first specialized in real estate loans and eventually grew into Missouri's largest financial institution. At the close of the Spanish-American War and again at the end of World War I, Wade was summoned by national leaders to serve as an advisor on international finance. In 1921, President Harding invited the St. Louis banker to Washington to confer on domestic economic policies. At his death in 1927, Wade's career was justly celebrated as a romantic tale of the rise of an immigrant boy to the highest seats in the corporate and financial worlds and membership in St. Louis' most prestigious clubs.⁴

In contrast to Festus Wade, a relative newcomer to St. Louis' commercial circles in 1898, the first lessee of Wade's new building at 911 Washington Avenue was the oldest wholesale dry goods firm in the city. Hargadine-McKittrick Dry Goods Company was first organized in 1835 by philanthropist/merchant Wayman Crow under the name Crow, McCreery and Barksdale. In 1849, young William A. Hargadine from Delaware was made a partner in the firm and the same year Irish-born Hugh McKittrick became an employee and then a partner in 1854. Some years later, in 1885, after the death of Wayman Crow, the firm's name was changed to Hargadine-McKittrick and Company.⁵

In the 1890's, Hargadine-McKittrick's business was extended through sixteen states and territories, making the firm the largest of its kind outside of East Coast establishments. By 1893, in addition to their store and salesroom, they maintained two warehouses and a factory which manufactured several lines of clothing.⁶ The acquisition in 1895 of Samuel Davis & Co., another pioneer St. Louis wholesale dry goods firm, further increased their trade so that their present quarters at Eighth and Washington became inadequate. Architects Eames & Young's design for their new location at 911 Washington reportedly would provide them with two and one-half times more space. The new eight-story building in fact was promised to be the "largest wholesale dry goods house in the United States," its floor space exceeding anything in New York City, Chicago or St. Louis. Five freight and two passenger elevators were planned, along with a

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Lammert Furniture Co. Building
CONTINUATION SHEET St. Louis, MO ITEM NUMBER 8 PAGE 2

"modern electric light plant and patent automatic sprinkler system."⁷

By the time Eames & Young were commissioned to design 911 Washington Avenue, they had earned a prestigious reputation both locally and nationally. In 1897, they were appointed architects by the U. S. government for the first federal penitentiary in Leavenworth, Kansas, and Eames was already serving on the national Executive Committee of the American Institute of Architects. In St. Louis they enjoyed commissions for homes of the elite as well as important commercial buildings. The architects' richly developed Renaissance Revival design for 911 Washington reflected their European and Boston training, and sensitivity to their clients' need for a dignified mercantile image.

At the turn of the century, Washington Avenue had rapidly developed westward from Ninth to Thirteenth Street and 911 Washington was now part of a ten block commercial district hailed the "greatest wholesale row in the West." (Photo #5) In addition to the "endless lines of street cars" and "mazes of alert, quick-stepping commercial people," one author observed in 1900 that:

The architecture of this stretch of commercial structures tells more than thousands of words of description could--tall, broad and solid buildings, with a depth that indicates a search for room and the need for space in which to transact the enormous business that is annually done there. It is in these ten blocks of commercial houses that the larger share of St. Louis' wholesale trade in caps, dry goods and clothing is regularly transacted.⁸

Hargadine-McKittrick continued to hold its prominent position in the dry goods business in 1900 when St. Louis ranked third nationally. However, shortly after the 1905 purchase of the William Barr Dry Goods Company (another old, established St. Louis firm) Hargadine-McKittrick began to experience difficulties due to the low earning capacity of the Barr Company and the effects of the Panic of 1907. Finally, Hargadine-McKittrick's heavy investment in financing the construction of the Railway Exchange Building led to the firm's ultimate decline. In 1915, Hargadine-McKittrick was sold to Ely-Walker Dry Goods and shortly afterwards they vacated 911 Washington.⁹

The building's next long-term lessee, Lammert Furniture Company, became tenants in 1924 after remodeling the interior and up-dating the facade with a storefront designed by St. Louis architects Klipstein and Rathman. The furniture company was founded in 1861 by sixteen year old Martin Lammert, a German immigrant, who opened a small one-room furniture repair shop in downtown St. Louis. After serving on the Union side during the Civil War, Lammert returned to St. Louis and reopened his business which soon was expanded into selling retail furniture.¹⁰ Over the years Lammert's outgrew five locations as the company developed into St. Louis' largest and most prestigious retail furniture company with trade extending from coast to coast. In 1910, under the leadership of Martin Lammert, Jr., (the second generation of family management) the company followed the westward migration of St. Louis business and moved

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Lammert Furniture Co. Building

CONTINUATION SHEET St. Louis, MO ITEM NUMBER 8 PAGE 3

from Fourth and St. Charles Streets to its sixth address at Tenth and Washington Avenue. Finally in 1924, Lammert's moved into the old Hargadine-McKittrick building which remained their corporate office and retail headquarters for nearly sixty years.

Lammert's has grown today to include four branch stores and the fifth generation of family management is now involved in the business. In 1981, however, it was necessary to close retail operations in the Washington Avenue store because of declining business in the downtown area. The building has recently been purchased by Pantheon Corporation, the leading housing developer in St. Louis. Plans are currently being discussed to develop loft condominiums and offices in the upper floors and commercial space on the first floor as part of renewed interest in the future of Washington Avenue. Architect Eugene Mackey III, who owns a building at 1015 Washington, is working with Pantheon in overall planning for the area.

FOOTNOTES

¹St. Louis Republic, 5 September 1897.

²Ibid.

³Walter B. Stevens, Centennial History of Missouri, 5 vols. (St. Louis: S. J. Clarke Publishing Co., 1921), 3: 56-59.

⁴Unidentified newspaper obituaries, 29 September 1927; 30 September 1927, Missouri Historical Society Collections, St. Louis, Missouri.

⁵William Hyde and Howard L. Conard, eds, Encyclopedia of the History of St. Louis, 4 vols. (St. Louis: The Southern History Co., 1899), 2: 991.

⁶James Cox, ed., Missouri at the World's Fair (St. Louis: Woodard & Tiernan Printing Co., 1893), p. 97.

⁷St. Louis Republic, 5 September 1897.

⁸H. B. Wandell, The Story of a Great City in a Nutshell (St. Louis: n.p., 1900), pp. 77-78.

⁹Unidentified newspaper clippings, 20 March 1915; 8 July 1915, Missouri Historical Society Collections, St. Louis, Missouri.

¹⁰"90th Anniversary" [Lammert Furniture Company], Missouri Historical Society Collections, St. Louis, Missouri.

9. Major Bibliographical References

See attached.

10. Geographical Data

Acreage of nominated property less than 1 acre

Quadrangle name Granite City, IL/MO

Quadrangle scale 1:24,000

UMT References

A

1	5	7	4	4	3	3	0	4	2	7	8	6	8	6
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Zone Easting Northing

B

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Zone Easting Northing

C

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H

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Verbal boundary description and justification

Lammert Furniture Co. Building is located in City Block 173; beginning at a point approximately 75 feet from the northeast corner of Washington and North Tenth Street, continue east 109 feet

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By c Landmarks Association of St. Louis, Inc., 1981

name/title Mary M. Stiritz

organization Landmarks Association of St. Louis, Inc. date 18 December 1981

street & number 706 Chestnut, #1217 telephone 314/421-6474

city or town St. Louis state Missouri 63101

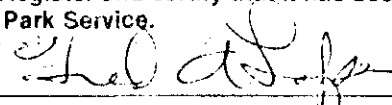
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☒ national ☐ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



Director, Department of Natural Resources
title and State Historic Preservation Officer

date January 22, 1982

For this property only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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HERITAGE CONSERVATION AND RECREATION SERVICE

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CONTINUATION SHEET St. Louis, MO ITEM NUMBER 9 PAGE 1

B I B L I O G R A P H Y

Cox, James, ed. Missouri at the World's Fair. St. Louis: Woodard & Tiernan Prining Co., 1898.

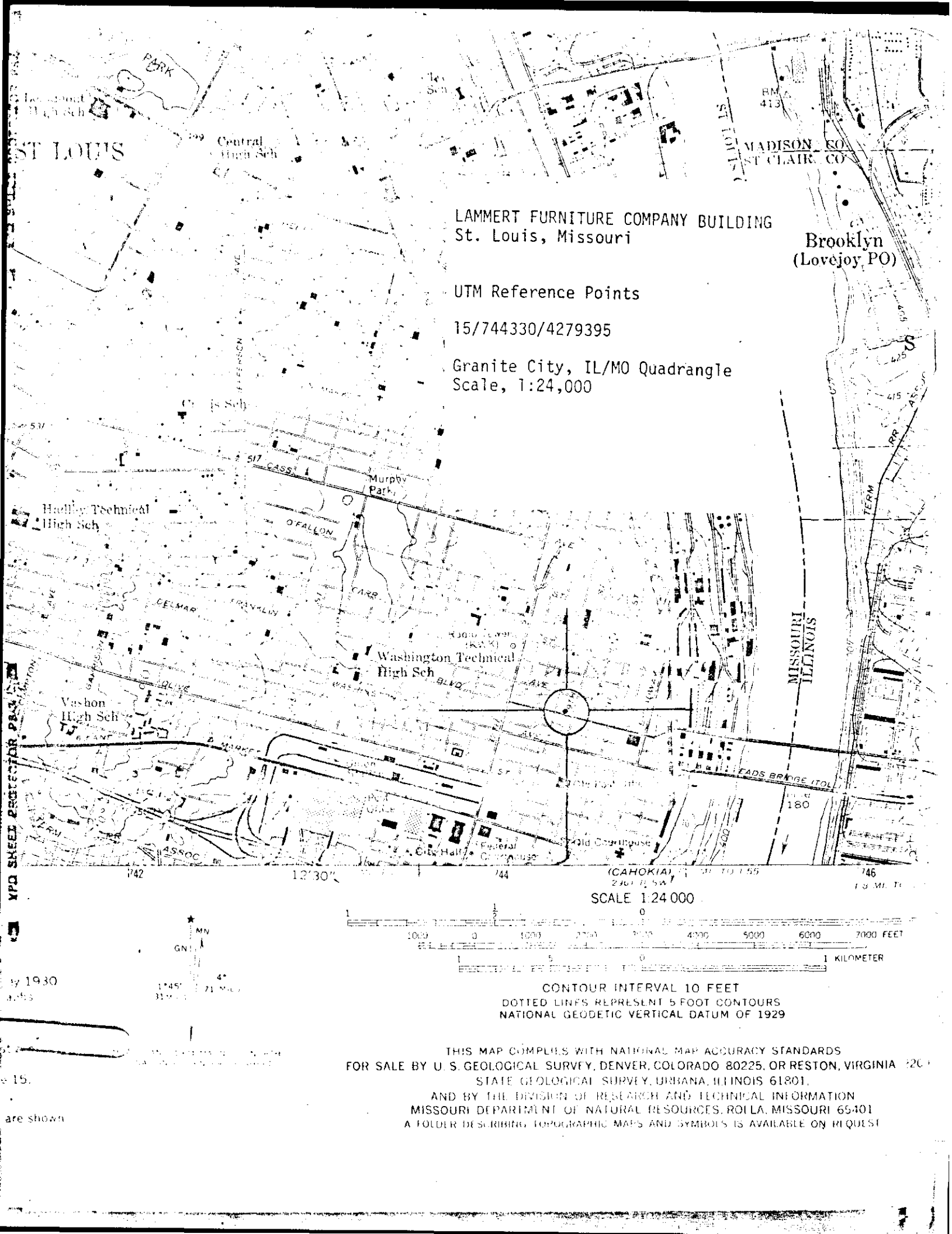
Hyde, William, and Conard, Howard L., eds. Encyclopedia of the History of St. Louis. 4 Vols. St. Louis: The Southern History Co., 1899.

St. Louis, Missouri. Missouri Historical Society Collections.

St. Louis Republic, 5 September 1897.

Stevens, Walter B. Centennial History of Missouri. 6 Vols. St. Louis: S. J. Clarke Publishing Co., 1921.

Wandell, H. B. The Story of a Great City in a Nutshell. St. Louis: n.p., 1900.



ST LOUIS

LAMMERT FURNITURE COMPANY BUILDING
St. Louis, Missouri

Brooklyn
(Lovejoy PO)

UTM Reference Points

15/744330/4279395

Granite City, IL/MO Quadrangle
Scale, 1:24,000

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5 FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 20192
STATE GEOLOGICAL SURVEY, URBANA, ILLINOIS 61801,
AND BY THE DIVISION OF RESEARCH AND TECHNICAL INFORMATION
MISSOURI DEPARTMENT OF NATURAL RESOURCES, ROLLA, MISSOURI 65401
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

LAMMERT FURNITURE COMPANY BUILDING
St. Louis, MO

#1 of 5 South (principal) elevation

Photographer: Jill R. Johnson
Date: 1978
Negative: Landmarks Association
of St. Louis, Inc.

Camera facing northeast.



LAMMERT FURNITURE COMPANY BUILDING
St. Louis, Missouri

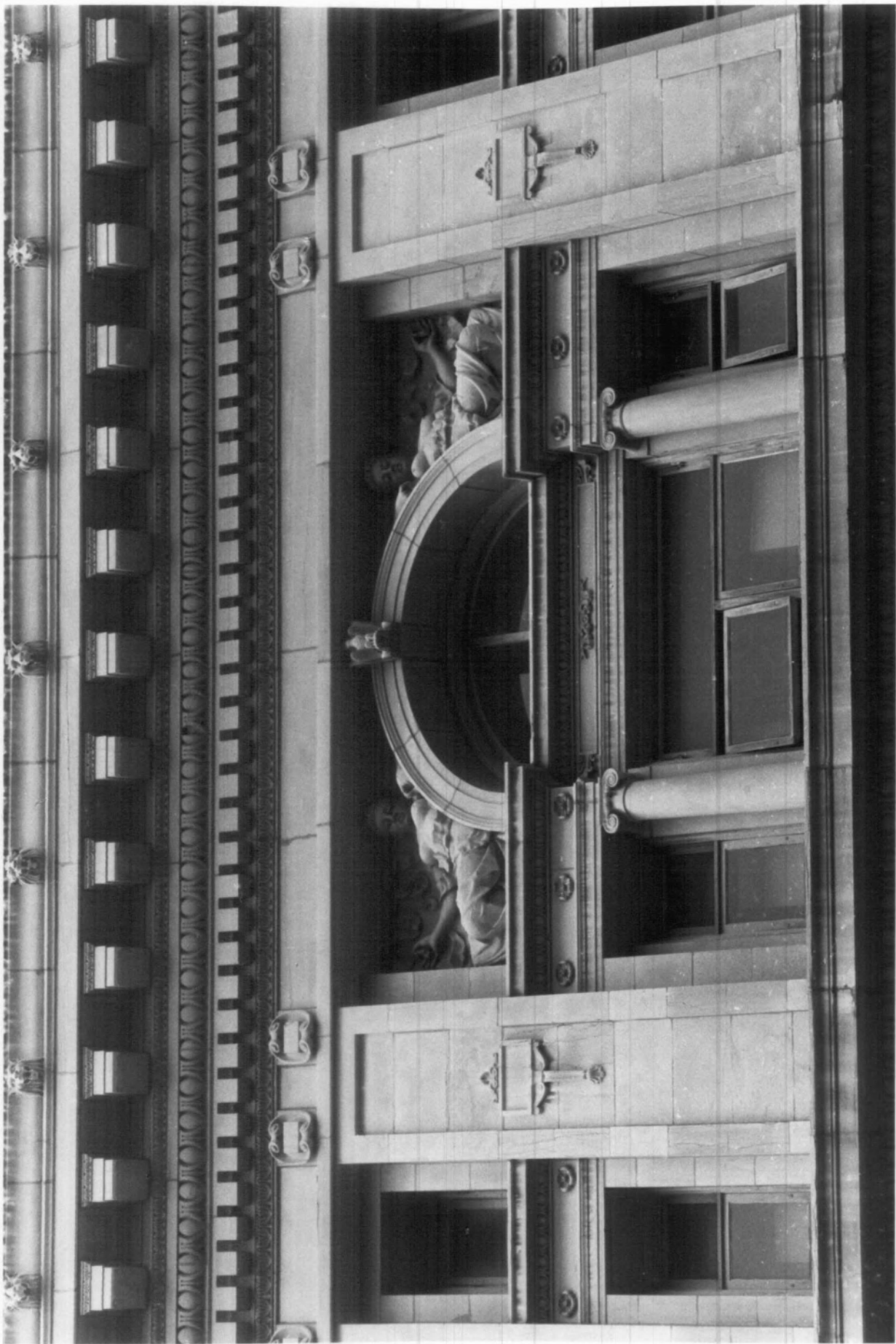
#2 of 5 Detail of sculpture and
cornice, south facade

Photographer: Jill R. Johnson

Date: 1978

Negative: Landmarks Association
of St. Louis, Inc.

Camera facing north.



LAMMERT FURNITURE COMPANY BUILDING
St. Louis, Missouri

#3 of 5 North elevation

Photographer: Jill R. Johnson

Date: 1978

Negative: Landmarks Association
of St. Louis, Inc.

Camera facing south.

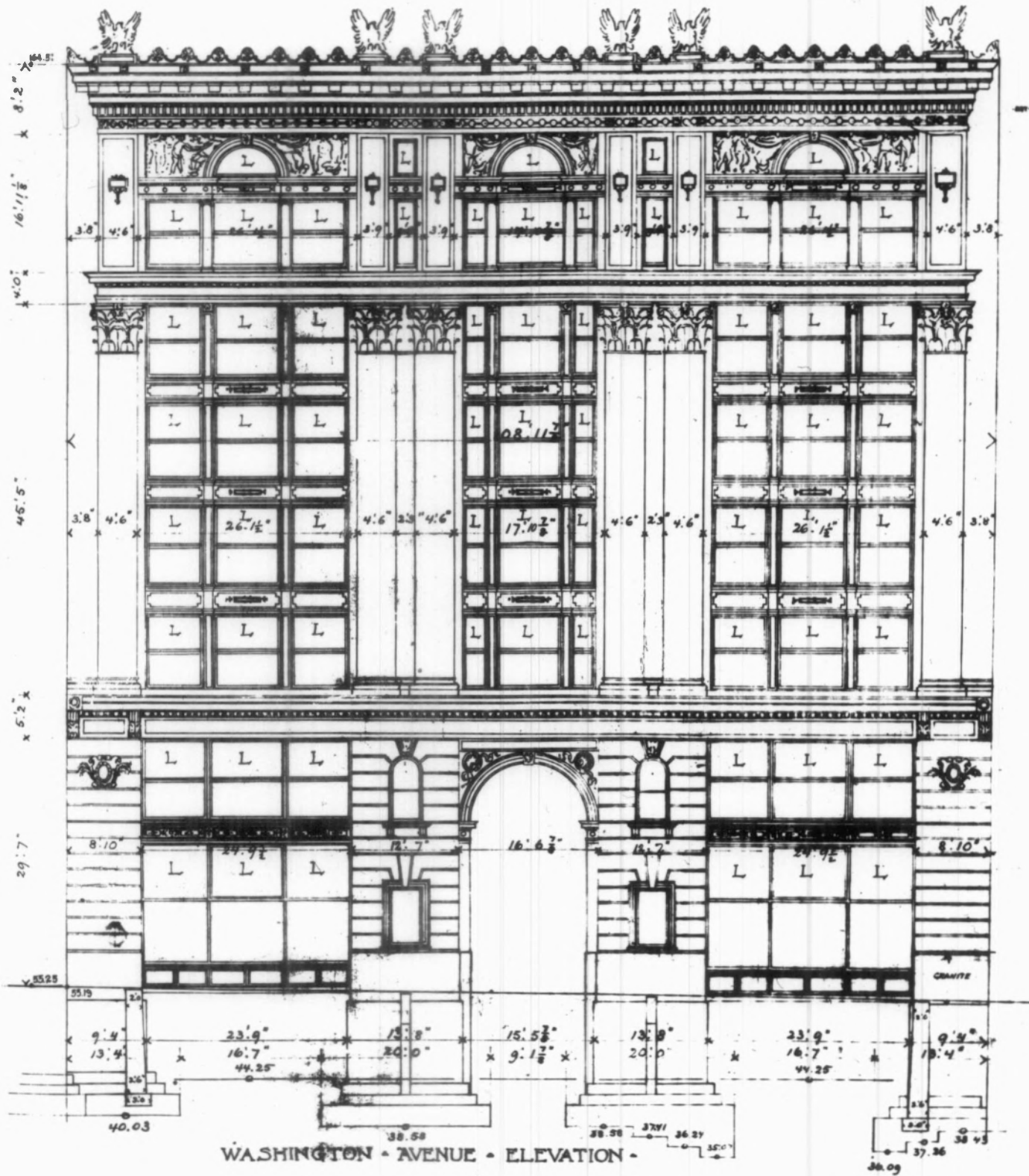


LAMMERT FURNITURE COMPANY BUILDING
St. Louis, Missouri

#4 of 5 South elevation from
architectural drawing
by Eames & Young,
architects; 1897/8

Photocopy by: The Negative Touch,
1981

Negative: Landmarks Association
of St. Louis, Inc.



THIS PICTURE MAY NOT BE REPRODUCED WITHOUT
PERMISSION OF THE MISSOURI HISTORICAL SOCIETY.

LAMMERT FURNITURE COMPANY BUILDING
St. Louis, Missouri

#5 of 5 View of Washington Avenue

Photographer: E. Boehl

Date: c. 1900-05

Photocopy and Negative: Missouri
Historical Society,
St. Louis

Camera facing west from 800 block
of Washington

